

For Sale by Online Auction
A three bedroom semi-detached former
local authority house of non-standard
construction located in the popular
town of Leiston.

Guide Price
£100,000 Freehold
Ref: P7553/B

16 Seaward Avenue
Leiston
Suffolk
IP16 4BB



Entrance hall, sitting/dining room, kitchen, three first floor bedrooms and a family wet room.

Garden to the front and generous garden to rear.

Off-street parking for two to three vehicles.

No onward chain.

For Sale By Timed Online Auction - 30th May 2025

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on the 30th May 2025 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion on the 27th June 2025. For details of how to bid please read our Online Auction Buying Guide.

The seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

Location

16 Seaward Avenue is located in the popular town of Leiston and benefits from a high street which offers a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses, Leiston Primary School with nursery and Alde Valley High School. Saxmundham lies about three miles to the west where there are further facilities, including Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The county town of Ipswich lies about twenty miles to the south-west.

Description

16 Seaward Avenue is a three bedroom semi-detached former local authority house of non-standard Orlit construction located a short walk from the centre of the amenities of the town and is now in need of full renovation and refurbishment. Given that the property is of non-standard Orhit construction, we recommend that if finance is needed, you talk to your lender about this prior to viewing as we believe it would be hard to mortgage.

The Accommodation

The front door opens into the entrance hall with stairs that raise to the first floor landing and has doors off to the sitting/dining room - a dual aspect room with windows to front and rear, open grated fireplace with brick surround and display unit, wall mounted radiator and serving hatch through to the kitchen. In the kitchen there are windows to rear and a partially glazed door to garden. A range of fitted wall and base units, gas-fired hob with electric oven under and filter hood over, wall mounted Vaillant gas-fired boiler and space for appliances. On the first floor landing there is a window to side, access to loft and airing cupboard with water cylinder and slated shelves. Doors off to bedroom one - a double bedroom with window to front, wall mounted radiator and built-in cupboard. Bedroom two - a further double bedroom with two windows to rear, built-in cupboard and wall mounted radiator. Bedroom three is a single room with window to front and wall mounted radiator. The property benefits from gas-fired central heating and double glazing throughout.

Outside

The property is approached via a driveway providing off-road parking for two to three vehicles with concrete hardstanding beyond. There are gardens to the front and rear of the property and the rear gardens are generous and partially enclosed by fencing.









16 Seaward Avenue, Leiston

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available upon request)

Council Tax Band A; £1,543.63 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

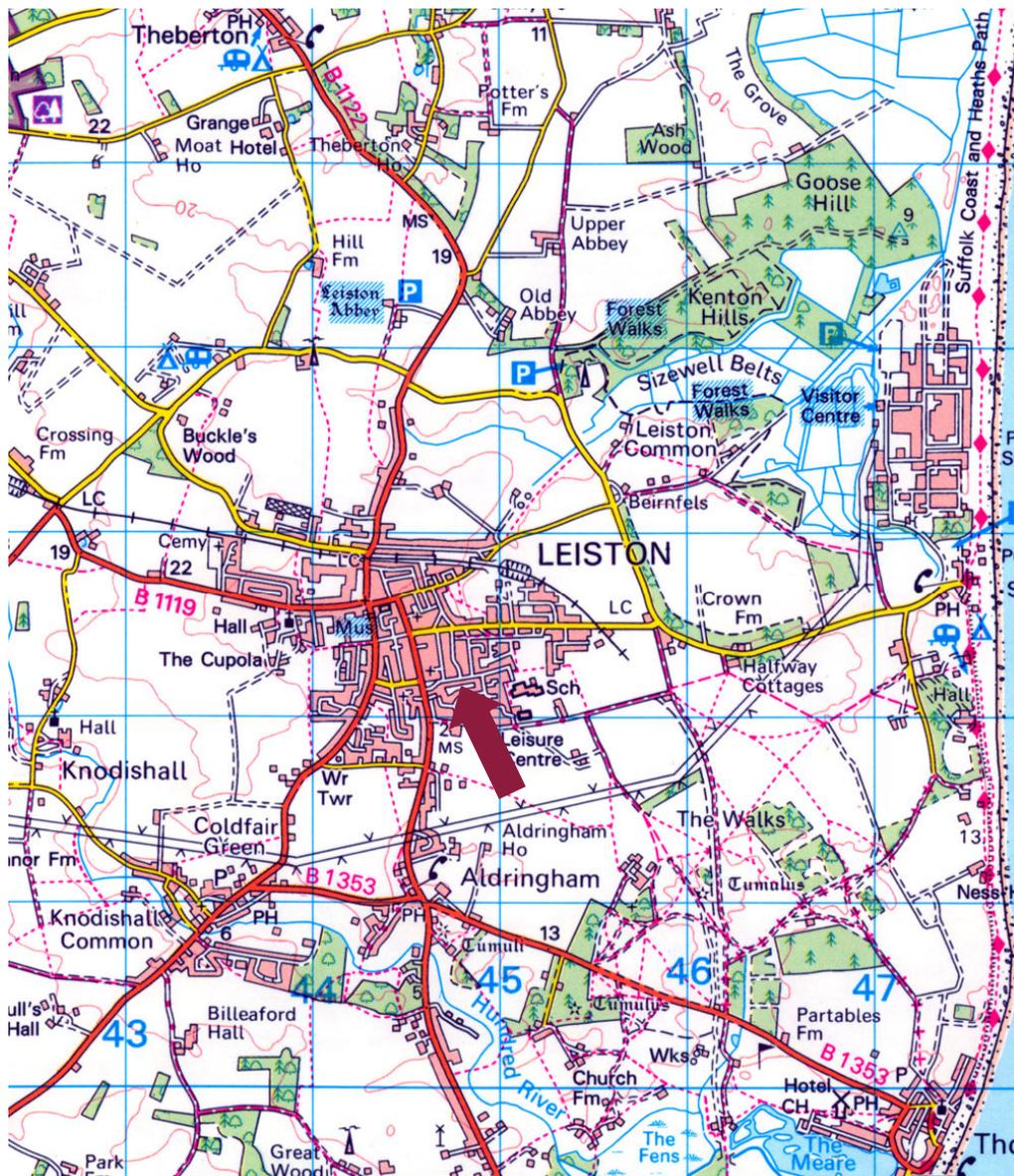
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Non-standard Orlit construction believed not to be mortgageable.
7. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.

Directions

Entering Leiston from the Saxmundham direction via Waterloo Avenue, turn right at the traffic lights and take your second left onto Kings Road and at the T-junction, turn right onto Aldeburgh Road taking your first left into Seaward Avenue. Continue down a short way and the property can be found on your right hand side identified by a Clarke & Simpson For Sale board.

For those using the What3Words app: [///voltage.afflict.outbound](http://voltage.afflict.outbound)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property: 16 Seaward Avenue, Leiston, Suffolk, IP16 4BB

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

F

1	Name of person completing the form
2	Date of Declaration
3	Are you either: - a) An employee of Flagship Housing Limited Yes/No b) A board member of Flagship Housing Limited Yes/No c) A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business Yes/No d) An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited Yes/No e) Related to someone who falls into the category of a), b) c) or d) above? Yes/No e) A close personal friend of someone who falls into the category of a), b) or c) above? Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.

5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other :
6	Signed



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other: (Please provide details below)

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash/Cash from sale

Gift

Other: (Please provide details below)

I confirm that I can meet the 28 days deadline for completion as noted on the auction agreement.

Signed: